

Call **01635 255501**

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Properties in West Berkshire and North Hampshire

**Brunsdens**  
ASSOCIATES 

**THE COURT YARD  
2A/2B NORTHBROOK COURT  
NEWBURY  
BERKSHIRE  
RG14**



**TO LET**

**Refurbished Period Offices on Two Floors, One or Two Suites with Parking**

**From Approximately 1,092 – 2,249 sq ft**

## **LOCATION**

2A/2B Northbrook Court is accessed via Park Street, off Northbrook Street overlooking the main high street, close to the Clock Tower.

## **DESCRIPTION**

The property comprises one of Newbury's oldest buildings, being accessed externally to the first floor. The property is situated on first and second floor and can be split into two separate suite STC.

## **AMENITIES**

- Well exposed beam work
- Newly decorated
- New carpeting throughout
- Some air-conditioning
- Ample toilet facilities
- 4 parking spaces

## **ACCOMMODATION**

2A 1,157 sq ft (Approx)

2B 1,092 sq ft (Approx)

It should be noted that the accommodation is currently split into various individual rooms suitable for individual offices, communal offices or meeting rooms.

This area has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice.

## **TENURE**

The premises are available to let on a new full repairing and insuring lease for a term to be agreed. It is envisaged that this will be a minimum of five years with possible three year break. The exterior is maintained via the service charge.

## **SERVICE CHARGE**

Covers the heating and utilities, fire alarm, exterior of the building and external communal areas. Current Estimate £1,000 plus VAT pcm. - TBC

## **VAT**

Is chargeable on rent and service charge.

## **RENT**

Rental offers in the region of £14.15 per sq ft exclusive are requested.

## **INSURANCE**

Currently £1,600 per annum. - TBC

## **BUSINESS RATES**

The property which is currently rated as one office, has a rateable value of:

**Rateable Value:** £19,500 (April 2017)

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council.

## LEGAL FEES

Each party will be responsible for their own legal fees.

## EPC

D-85

## VIEWING

By strict appointment with the vendors Joint Sole Agents **Brunsdén Associates** or **Richardson Commercial** [mail@brunsden.com](mailto:mail@brunsden.com) 01635 255501 [www.brunsdén.com](http://www.brunsdén.com)

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdén Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.



More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 85 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient